

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 Canberra Grove, Brighton East Vic 3187

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,400,000

 &

\$2,600,000

Median sale price

Median price

\$2,150,000

 Property Type

House

 Suburb

Brighton East

Period - From

01/10/2024

 to

31/12/2024

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Shasta Av BRIGHTON EAST 3187	\$2,621,000	03/12/2024
2	55 Baird St BRIGHTON EAST 3187	\$2,675,000	11/11/2024
3	34 Camperdown St BRIGHTON EAST 3187	\$2,635,000	06/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2025 10:48



 4  1  3

Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
December quarter 2024: \$2,150,000

Comparable Properties



8 Shasta Av BRIGHTON EAST 3187 (REI)

Agent Comments

 5  3  2

Price: \$2,621,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 659 sqm approx



55 Baird St BRIGHTON EAST 3187 (REI)

Agent Comments

 4  2  3

Price: \$2,675,000
Method: Private Sale
Date: 11/11/2024
Property Type: House (Res)
Land Size: 682 sqm approx



34 Camperdown St BRIGHTON EAST 3187 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,635,000
Method: Sold After Auction
Date: 06/10/2024
Property Type: House
Land Size: 720 sqm approx

Account - Atria Real Estate



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